

## \$798,375 - 17 Birkshire Crescent, Sherwood Park

MLS® #E4453653

**\$798,375**

4 Bedroom, 3.00 Bathroom, 2,291 sqft

Single Family on 0.00 Acres

Hillshire, Sherwood Park, AB

Welcome to Hillshire, where modern elegance meets everyday comfort! This stunning 2,291 sq ft 2-storey home offers 4 spacious bedrooms, 3 baths, and a separate side entrance. The heart of the home is the open-concept main floor, featuring a sleek kitchen with a walk-through pantry and direct garage access—ideal for busy mornings and grocery hauls. The great room and dining area are tailor-made for hosting. Upstairs, unwind in your private primary retreat with a spa-inspired 5-piece ensuite and walk-in closet. A large central bonus room creates the perfect hangout, while the upstairs laundry with extra storage makes life easy. With a FULL appliance package ready to install and immediate possession available, this home blends style, space, and convenience in one unforgettable package. Don't miss your chance to live in one of Sherwood Park's most sought-after communities!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453653  |
| Price      | \$798,375 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,291                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Birkshire Crescent |
| Area        | Sherwood Park         |
| Subdivision | Hillshire             |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8B 0C6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Block, Asphalt, Stone, Hardie Board Siding          |
| Exterior Features | Backs Onto Park/Trees, Schools, Private Park Access |
| Roof              | Asphalt Shingles                                    |
| Construction      | Block, Asphalt, Stone, Hardie Board Siding          |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 1                 |

Zoning

Zone 25

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Listing information last updated on August 19th, 2025 at 11:32pm MDT